

Know all Men by these Presents,

004025

That James L. Russell, Jr. and Mary Ellen Russell, both of Waterville, County of Kennebec and State of Maine

in consideration of One Dollar and other valuable considerations

**TRANSFER
TAX
PAID**

paid by Everett F. LaPorte and Jacqueline T. LaPorte, both of Benton, County of Kennebec and State of Maine

whose mailing address is 309 Bellsqueeze Road, Benton, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said Everett F. LaPorte and Jacqueline T. LaPorte

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec, State of Maine, and being Lot No. Ninety-eight (98) on Plan of Rosemar Park as amended, made for L. N. Violette Co., Inc. April, 1951 and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description thereof.

This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Mathews Avenue, or within five (5) feet of either the east or west boundary lines;
2. That no residences for more than two families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or second hand goods, automobiles, machines, junk or salvage material of any kind.
5. That no separate garage shall be built thereon larger than twenty (20) feet by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Mathews Avenue than thirty-five (35) feet.
6. That no building house costing less than six thousand dollars (\$6,000.00) shall be built thereon.

Meaning and intending hereby to convey the same premises conveyed to the Grantors herein by Warranty Deed of George A. Rancourt and Claudette M. Rancourt dated October 7, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3247, Page 2 on October 8, 1987.

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To have and to hold

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Everett F. LaPorte and Jacqueline T. LaPorte**

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And

we do ~~renewant~~ with the said Grantees, their heirs and assigns, that lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,

we the said **James L. Russell, Jr. and Mary Ellen Russell**, husband and wife, each individually, and

~~and~~

~~husband/wife of the said~~

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hands and seals this **1st** day of the month of **March**, A.D. 19 **90**.

Signed, Sealed and Delivered

in presence of

Cynthia M. Mehnert
to both

James L. Russell, Jr.
James L. Russell, Jr.
Mary Ellen Russell
Mary Ellen Russell

State of Maine, County of **Kennebec** **ss.** **March 1**, 19 **90**.

Then personally appeared the above named **James L. Russell, Jr.**

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Cynthia M. Mehnert
Notary Public

RECEIVED KENNEBEC SS.

1990 MAR -2 AM 11:51

Printed Name,



CYNTHIA M. MEHNERT
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JUNE 20, 1996